



Village Green Townhomes

Cash Inflows	
Book Balance on Oct 20, 2025	\$50,501.03
Nov 2025 Deposits	
Homeowner's Dues and Fees Received	\$4,806.61
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits	\$4,806.61
Total Cash	\$55,307.64

Cash Outflows	
Reliant	Utilities \$0.00
Reliant	Utilities \$28.10
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$26.76
Alejandro Montano	Debt servicing \$5,000.00
Alejandro Montano	Repairs \$0.00
Transito Mendez	Lawn Care \$2,350.00
Lone Tree	Services \$850.00
Bruce Stidham	Taxes \$0.00
City of Denison	Utilities \$16.59
Gonzales Rodriguez	Sprinkler Service \$0.00
Texoma Landscaping	Holiday Lights \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$137.50
Adjustment	Clearing Adjustment \$0.00
Total Expenses	\$8,408.95
Total Cash Outflows	\$8,408.95

Book Balance (Total Cash Inflows less Total Cash Outflows)	\$46,898.69
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Outstanding Debt	
On 12/22/22, VGHA received the invoices noted below for materials. As of Nov 20, 2025 VGHA has paid the following:	\$115,000.00
On 12/22/22 VGHA received the following invoices from Alejandro Montano for materials and supplies	
<ul style="list-style-type: none"> Unit 20 Unit 21 Unit 22 Unit 23 Unit 24 Unit 25 Unit 26 	(\$17,893.00) (\$18,593.00) (\$20,993.00) (\$23,860.00) (\$25,360.00) (\$24,703.00) (\$29,380.00)
Total for materials and supplies:	(\$160,782.00)
Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)	(\$45,782.00)
Total Net Position (Red brackets equal deficit)	(\$15,015.57)

Accounts Receivable			
Includes prepaid fees (otherwise known as deferred revenue):			\$13,696.32
Past due amounts as of 11/20/2025:			\$2,435.94
Total Accounts Receivable			\$16,132.26

Budget: How your \$350 monthly dues are allocated	<u>Monthly Budget</u>	<u>Annual Budget</u>	<u>Breakdown of Monthly Dues</u>
Lawn/Landscaping	\$1,250	\$15,000	\$40.32
Legal	\$1,250	\$15,000	\$40.32
Repairs/Maint/Possible Excess (previously repairs / maint budget was \$4,800 annually)	\$2,500	\$30,000	\$80.65
Debt Servicing	\$5,000	\$60,000	\$161.29
CPA/Website/Quickbooks/Supplies	\$167	\$2,000	\$5.38
Utilities	\$333	\$4,000	\$10.75
Possible Excess / Reserves	\$341	\$4,092	\$11.00
Total	\$10,841	\$130,092	\$350

Annual Repairs/Maint/ Budget	\$30,000
3/16/25 Top Notch Electrician - LED Lights around the community	(\$673)
4/1/25 Unit 12 Faucet	(\$700)
6/30/25 Unit 8 - Chimney Cap	(\$2,450)
Unit 13 - Interior Work due to roof leak	(\$6,959)
Unit 22 Roof repair and Unit 21 flashing	(\$3,000)
Remaining Repair/Maint Budget for calendar year	\$16,218
Pending Repairs	
Unit 12 interior damage as a result of roof leak	(\$5,800)
Unit 11 Interior damage from roof leak	(\$1,000)
Unit 11 Roof	(\$8,400)
Unit 18 Exterior Siding Replacement	(\$80,000)
Unit 16 Exterior Siding Replacement	(\$80,000)
Unit 14 Exterior Siding Replacement	(\$80,000)
Projected Annual Repairs/Maint Budget	(\$238,982)

Emergency Repairs Contact	villagegreenhoa.com	Service ticket or email
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Village Green Homeowners Association is not governed by condo associations rules. The State of Texas considers HOA's Property Owners Associations
<https://guides.sll.texas.gov/property-owners-associations>